



APPLICATION ACCEPTED: July 24, 2014
DATE OF PUBLIC HEARING: October 22, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

October 16, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-DR-150

DRANESVILLE DISTRICT

APPLICANT: Cynthia Brinkley

OWNERS: Cynthia Brinkley
Paul Brinkley

LOCATION: 1031 Harvey Rd, McLean, 22101

SUBDIVISION: Langley

TAX MAP: 21-4 ((1)) 53

LOT SIZE: 1.5 acres

ZONING: R-1

ZONING ORDINANCE PROVISION: 8-923

SPECIAL PERMIT PROPOSAL: To permit a fence greater than 4 ft. in height in the front yard of a corner lot.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-DR-150 for a fence located in a front yard with the adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

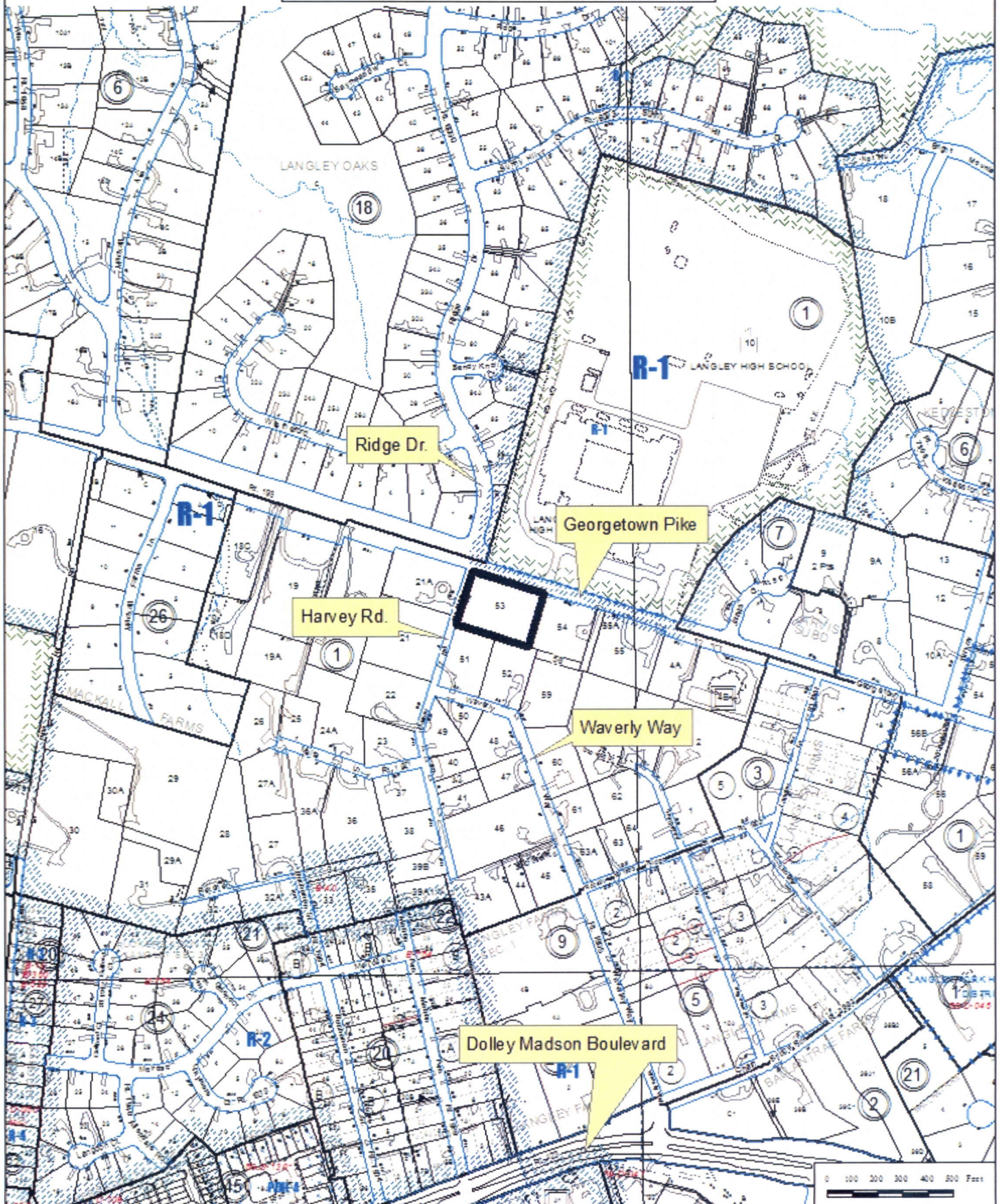
SP 2014-DR-150
CYNTHIA BRINKLEY

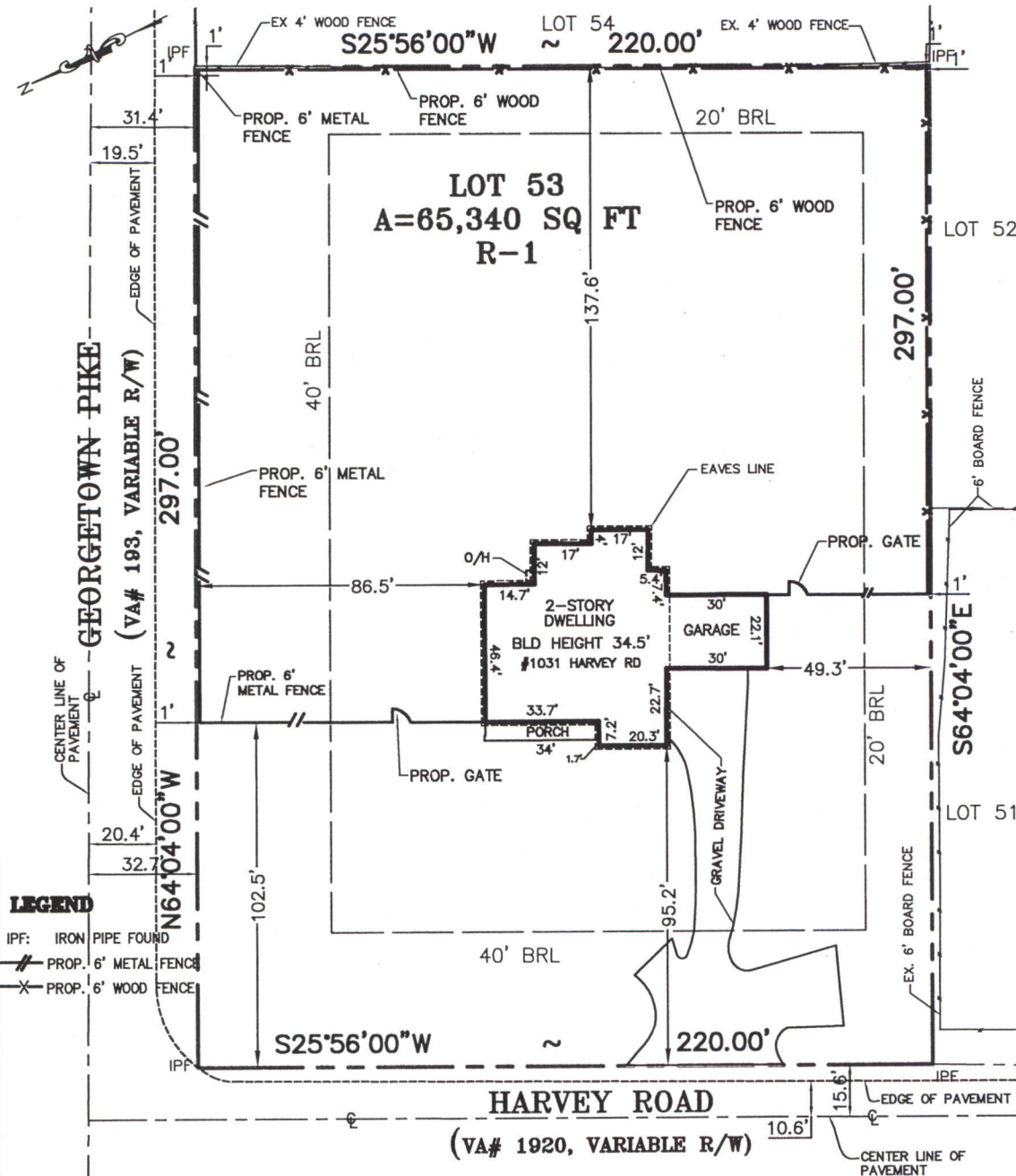
SP 2014-DR-150
CYNTHIA BRINKLEY



Special Permit

SP 2014-DR-150
CYNTHIA BRINKLEY





NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE COUNTY RECORDED TAX MAP # 0214 01 0053.
3. THE PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER SYSTEM.
4. NO FLOOD PLAIN OR RPA EXIST ON THE SITE.
5. NO EASEMENTS WITH WIDTH 25' OR MORE EXIST ON THE LOT.
6. NO KNOWN GRAVE SITE OR BURIAL SITE EXIST ON THE LOT.
7. THE DEVELOPMENT CONFORMS TO THE PROVISION OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OR, IF ANY WAIVER, SPECIAL PERMIT IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIFICALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION.
8. THERE ARE NO KNOWN HAZARDOUS, TOXIC, PETROLEUM SUBSTANCES BEING GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED ON THE SITE.
9. THE COUNTY ADOPTED TRAIL MAP PROPOSES MAJOR PAVED TRAIL THAT RUNS TO THE NORTH SIDE OF GEORGETOWN PIKE, VA RTE #193.

SPECIAL PERMIT

1031 HARVEY ROAD

LANGLEY

DRANESVILLE DIST. #1A

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40' JULY 23, 2014

GRAPHIC SCALE

0 40 80

I HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.
REVISION:
1. JULY 23, 2014 AS PER COUNTY COMMENTS

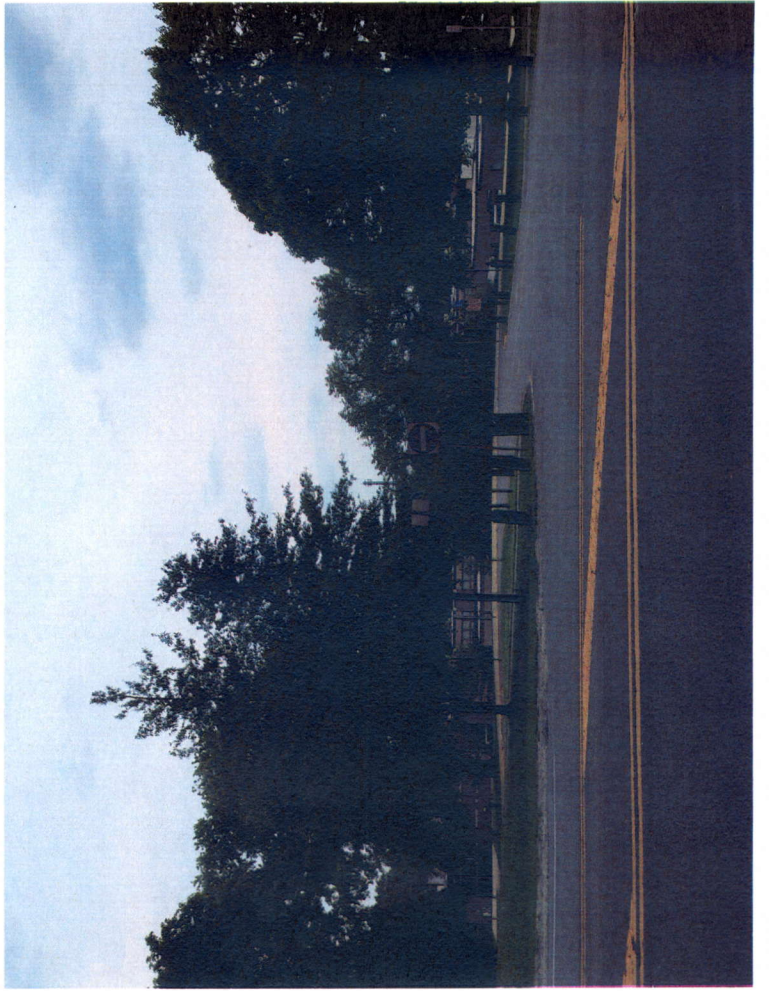
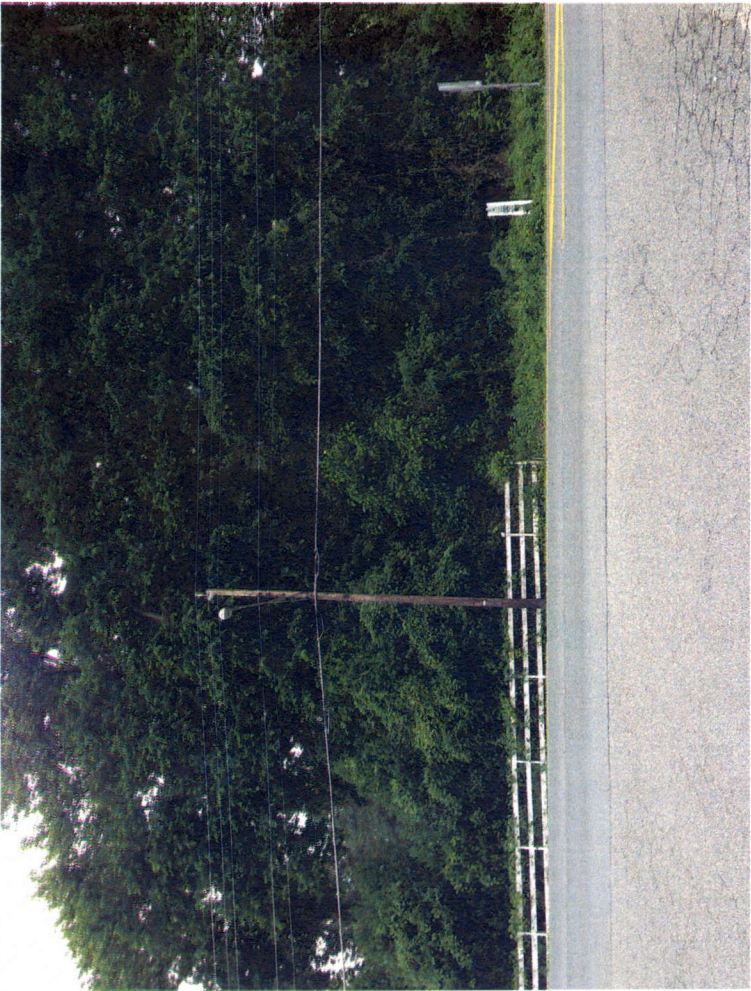


PREPARED BY:

AMA ENGINEERS, LLC
CIVIL ENGINEER, LAND SURVEYOR, ARBORIST

3930 Pender Drive, Suite 310
Fairfax, Va-22030
TEL: 703-655-2151 (cell)
703-273-0300 (off)
Fax: 703-273-0303
amaengineers@yahoo.com













SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a fence greater than 4 ft. in height in the front yard of a corner lot.

A copy of the special permit plat titled "Special Permit, 1031 Harvey Road, Langley," prepared by Prem K. Bhandari, Land Surveyor, of AMA Engineers, LLC, dated July 23, 2014, is included in the front of the staff report.

A more detailed description of the proposal is provided on pages two and three.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 1.5 acre lot is developed with a two story single family detached dwelling. The dwelling is located on a corner lot on Georgetown Pike and Harvey Road, and vehicular access to the site is provided via a gravel driveway fronting Harvey Road. A wooden fence with a maximum height of 4 feet is located along the rear yard lot line. A deck is located to the rear of the structure and a swimming pool is in the process of being constructed in the rear yard. The property contains mature trees and vegetation.

	Zoning	Use
North	R-1	Langley High School
East	R-1	Single Family Detached Dwelling
South	R-1	Single Family Detached Dwelling
West	R-1	Single Family Detached Dwelling



BACKGROUND

Fairfax County Tax Records indicated that the applicant purchased the property as vacant land in August of 2013. A building permit was approved on December 24, 2013 for the construction of a single family detached dwelling, and it was constructed in 2014. In August of 2014, the applicant obtained a building permit and constructed a deck to the rear of the house. In September of 2014, the applicant obtained a building permit to build an in-ground swimming pool which is in the process of being constructed at the time of this report. These building permits were obtained after the original special permit plat was produced and the special permit application was accepted. The building permit information is included as Appendix 4.

Since the adoption of the Zoning Ordinance, one variance application for a fence greater than 4 feet in height in a front yard has been heard by the Board of Zoning Appeals for properties in the surrounding area of the subject property. Information on this application is included in Appendix 5.

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit to allow a fence greater than 4 feet in height in the front yard of a corner lot. The proposed fence would be located in a front yard (the functional side yard) and would be 6 feet tall. The proposed fence would enclose the functional rear yard of the property and have two gates facing Harvey Road. The applicant is proposing to have a metal fence along the Georgetown Pike front yard line and a wood fence along the rear and southern side lot lines. The applicant has provided photos of the types of materials proposed for the fence that are included at the front of this report.

The Zoning Ordinance allows a fence up to four feet in height in a front yard by-right; however, with approval of a special permit, an applicant can request a fence up to six feet in height.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area II, McLean Planning District
Planning Sector: Balls Hill Community Planning Sector (ML04)
Plan Map: Residential uses at 1 dwelling units/acre (du/ac)

Zoning Ordinance Requirements

- *Sect. 8-006* General Special Permit Standards
- *Sect. 8-903* Group 9 Standards

- Provisions for Increase in Fence and/or Wall Height in Any Front Yard (Sect. 8-923)

This special permit is subject to sections of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 6. Subject to development conditions, the special permit must meet these standards.

Sect. 8-923 Standards	Provision met?	
	YES	NO
1. The maximum fence and/or wall height shall not exceed six (6) feet.	X	
2. The fence and/or wall shall meet the sight distance requirements contained in Sect. 2-505.	X	
3. The BZA shall determine that the proposed fence and/or wall height increase is warranted based upon such factors to include, but not limited to, the orientation and location of the principal structure on the lot, the orientation and location of nearby off-site structures, topography of the lot, presence of multiple front yards, and concerns related to safety and/or noise.	X	
4. The BZA shall determine that the proposed fence and/or wall height increase will be in character with the existing on-site development and will be harmonious with the surrounding off-site uses and structures in terms of location, height, bulk, scale and any historic designations.	X	
5. The BZA shall determine that the proposed fence and/or wall height increase shall not adversely impact the use and/or enjoyment of other properties in the immediate vicinity.	X	
6. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including but not limited to imposition of landscaping or fence and/or wall design requirements.	X	
7. Submission requirements met	X	
8. Architectural depictions of the proposed fence and/or wall to include height, building materials and any associated landscaping shall be provided.	X	

CONCLUSION

Staff believes that the request is in conformance with the applicable Zoning Ordinance provisions with the implementation of the proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATIONS

Staff recommends approval of SP 2014-DR-150 for a fence greater than 4 feet in a front yard, with adoption of the Proposed Development Conditions contained in Appendices 1 of the staff report.

If it is the intent of the BZA to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Building Permit information
5. Similar Case History
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2014-DR-150

October 16, 2014

If it is the intent of the Board of Zoning Appeals to approve SP 2014-DR-150 located at Tax Map 21-4 ((1)) 53 to permit a fence greater than 4.0 feet in height to be constructed in a front yard of a corner lot, under Sect(s). 8-923 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This special permit is approved for the location of the fence as shown on the plat titled "Special Permit, 1031 Harvey Road, Langley," prepared by Prem K. Bhandari, Land Surveyor, of AMA Engineers, LLC, dated July 23, 2014.
2. All applicable permits and final inspections shall be obtained within 180 days of the approval of this application.
3. The portion of fence described as "metal" on the special permit plat shall be made of similar material and appearance to the fence in the photo in Attachment 1.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.



Application No.(s): SP 2014-DR-150
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

125919

DATE: June 10, 2014
 (enter date affidavit is notarized)

I, Cynthia L. Brinkley, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) ☒ applicant
☐ applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Cynthia L. Brinkley	1031 Harvey Road, McLean, VA 22101	Applicant/Title Owner
Paul A. Brinkley	1031 Harvey Road, McLean, VA 22101	Title Owner

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SP 2014-SP-150
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 10, 2014
(enter date affidavit is notarized)

125919

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SP 2014-SP-150
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 10, 2014
(enter date affidavit is notarized)

125919

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SP 2014-SP 150
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 10, 2014
(enter date affidavit is notarized)

125919

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s):

SP-2014-SP-150
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 10, 2014
(enter date affidavit is notarized)

125919

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☒ Applicant

☐ Applicant's Authorized Agent

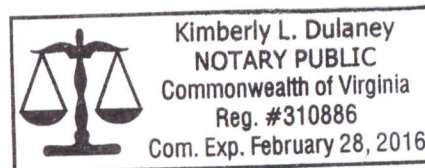
Cynthia L. Brinkley, Applicant/Title Owner

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 10th day of June 2014, in the State/Comm. of Virginia, County/City of Fairfax.

Kimberly L. Dulaney
Notary Public

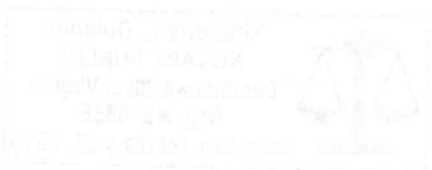
My commission expires: February 28, 2016



RECEIVED
Department of Planning & Zoning

JUN 19 2014

Zoning Evaluation Division



STATEMENT OF JUSTIFICATION

Special Permit Application

June 10, 2014

RECEIVED
Department of Planning & Zoning
JUN 19 2014
Zoning Evaluation Division

The property at 1031 Harvey Road, McLean, VA is a single family residence currently under construction with completion date estimated for mid to late July. Once completed, this home will be the primary residence for Paul and Cynthia Brinkley, their children, and their dog.

This property is located on a corner lot at the junction of Harvey Road and Georgetown Pike in McLean. The front of the house faces Harvey Road. Under Fairfax County's zoning ordinance, the two yards lying between the principal building and the intersecting streets are deemed to be front yards. This restriction significantly limits the size of the "practical" backyard that can be fenced at a 6 foot height. The pet currently owned by the family requires a 6 foot high fence for containment.

The applicant respectfully requests that the county grant a special permit to allow an increase in front yard fence height from 4 feet to 6 feet from the northeast corner of the property along Georgetown Pike up to the front corner of the dwelling and from the northeast corner along the rear property line until parallel with the dwelling. The type of fencing planned for along Georgetown Pike to be either heavy gauge black aluminum or black iron similar to fencing on neighboring property, 1030 Harvey Road. A line of privacy trees will be planted directly inside the fence along Georgetown Pike. The fencing at the rear property line, which is unlikely to be seen from the road, will be vertical wood.

The fence height increase is needed on this property to provide safety for the family and dog from the large volume of vehicular traffic on Georgetown Pike. In addition, the fence is needed as a means of protecting property from the throngs of people who attend the numerous events held at Langley High School, which is directly across Georgetown Pike from the property.

This proposed fence height increase conforms to all requirements set out in Zoning Ordinance Section 8-923. Specifically, the requested fence height is 6 feet, it does not encroach on the sight triangle at the corner, it is in character with the property dwelling, and will blend harmoniously with the surrounding neighborhood. The fence height increase does not adversely impact others in the area nor prevents the use or enjoyment of other properties in the vicinity. The fence height increase is needed to provide safety to the family from traffic on Georgetown Pike as well as offer property protection from crowds of people attending Langley High School events.



Fairfax County Government
12055 Government Center Parkway
Fairfax, VA 22035

Building Review Detail

APPENDIX 4

Report Date 07/16/2014 10:15 AM

Submitted By

Act # 2290540 A/P #133570145 Act Type ZONING (ZONING REVIEW) # 1

Property Information

Address 1031 HARVEY RD
MCLEAN VA 22101-0000

Location

Application Information

Type NEW SFD NEW SINGLE FAMILY DWELLING Priority IR09 Type of Work NEWSFD Dept of Commerce SFD
Square Footage 12513.00 Declared Valuation 1300000.00 A/P Name
Desc of Work NEW SFD/FINISHED BASEMENT WITH WET BAR AND BEDROOM, NO SECOND KITCHEN/FRONT PORCH/FRONT GARAGE AND SIDE
GARAGE/WET BAR ON SECOND FLOOR, NO SECOND KITCHEN (PEER REVIEW)

Initial Review

Issued Date/Time 12/23/2013 13:48 Issued By ASANC8 ☒ System Generated
Scheduled Date/Time Scheduled By ☐ Waived
Department ZONING Assigned To

Review Results

Reviewed By AMOOR4 ☒ Approved Suspense Date
Start Date/Time 12/24/2013 10:11 Completed Date/Time 12/24/2013 10:11 Actual Time 0.00

Comments

No Comments

Problems

No Problems



**Land Development Information History: FIDO - DECK - 142370253****Permit Information**

Permit Number:	142370253	Application Date:	
Permit Type:	DECK	Tax Map:	021-4 ((01)) 0053
Job Address:	001031 HARVEY RD	Permit Status:	Finalized
	MCLEAN , VA 22101-0000	Bldg:	Floor: Suite:
Location:		Permit Fee:	
Subdivision:			
Magisterial District:	DRANESVILLE		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	sfd/build deck with steps no hot tub, no lattice screening per plans//cb		
Type of Work:	DECK		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR09 - IRC 2009		
Plan Number:	W-14-4409		
Parent Permit:			
ISIS Permit:			
Type of Const:	VB		
Use Group:	R5		
Comments:			

Link to FIDO record : [142370253](#)**Owner Information**

Owner:	Withheld by Request
Address:	1009 DRANESVILLE MANOR DR

City: HERNDON State: VA Zip: 20170

Contractor Information

Name: BUILDERS FENCE COMPANY
Address: 44330 MERCURE CIRCLE
City: DULLES State: VA Zip: 20166-0000

Trade Name:

BPOL License:

State License:

Trade Reg.:

Applicant Information

Applicant: Withheld by Request
Address: 14906 PERSISTANCE DR
City: WOODBRIDGE State: VA Zip: 22191

Other Contact Information

Contact:

Address:

City: State: Zip:

Inspections**Inspection - R FINAL - FINAL INSPECTION - 6476973**

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL	2014-09-05	JOHN PENDLETON	N	Passed	NO	

Inspection - R FOOTING - FOOTING INSPECTION - 6483224

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2014-09-03	JOHN PENDLETON	N	Passed	NO	Six holes for landing and stairs okay to pour

Inspection - R FOOTING - FOOTING INSPECTION - 6476974

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2014-08-27	GARY KENDRICK	N	Passed	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 6476975

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING			N	None	NO	Auto Finalization

Reviews**Review - BUILDING - (BUILDING REVIEW) - 2361850**

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2014-08-26	DERRICK HEATH	Y	Approved

Review - BUILDING - (BUILDING REVIEW) - 2361846

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2014-08-25	DERRICK HEATH	Y	Failed

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2361828

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2014-08-25	CRYSTAL HAMRICK	Y	Approved

Review - ZONING - (ZONING REVIEW) - 2361827

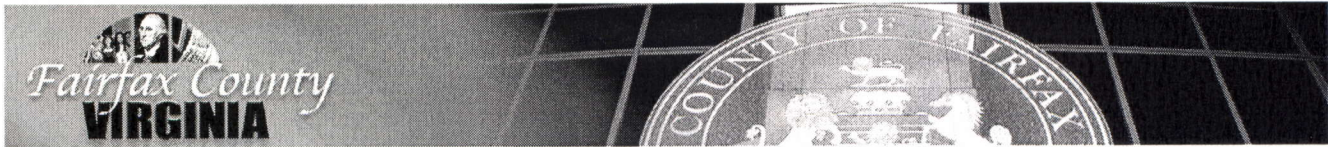
Review Type	Review Date	Reviewer	Started	Status
ZONING	2014-08-25	TONY MOORE	Y	Approved

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**Land Development Information History: FIDO - POOL RES - 142370263****Permit Information**

Permit Number:	142370263	Application Date:	
Permit Type:	RESIDENTIAL SWIMMING POOL/SPA	Tax Map:	021-4 ((01)) 0053
Job Address:	001031 HARVEY RD MCLEAN , VA 22101-0000	Permit Status:	Permit Issued
Location:		Bldg:	Floor: Suite:
Subdivision:		Permit Fee:	\$133.00
Magisterial District:	DRANESVILLE		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	BUILD INGROUND GUNITE SWIMMING POOL		
Type of Work:	INGROUND GUNITE POOL		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR09 - IRC 2009		
Plan Number:	W-14-4410		
Parent Permit:			
ISIS Permit:			
Type of Const:	VB		
Use Group:	R5		
Comments:			

Link to FIDO record : [142370263](#)**Owner Information**

Owner:	Withheld by Request
Address:	1009 DRANESVILLE MANOR DR

City: HERNDON State: VA Zip: 20170

Contractor Information

Name: OWNER IS CONTRACTOR

Address:

City: State: VA Zip:

Trade Name:

BPOL License:

State License:

Trade Reg.:

Applicant Information

Applicant: Withheld by Request

Address: 13403 YARDLEY LA

City: WOODBRIDGE State: VA
Zip: 22191

Other Contact Information

Contact:

Address:

City: State: Zip:

Inspections

Inspection - R FINAL - FINAL INSPECTION - 6483094

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL			N	None	NO	

Inspection - R STRSTEEL - STRUCTURAL STEEL INSPECTION - 6483095

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R STRSTEEL	2014-09-08	JOHN PENDLETON	N	Passed	NO	

Reviews

Review - BUILDING - (BUILDING REVIEW) - 2362097

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2014-08-26	JOHNNY VANNOY	Y	Approved

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2361839

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2014-08-25	DANIEL CREED	Y	Approved

Review - ZONING - (ZONING REVIEW) - 2361838

Review Type	Review Date	Reviewer	Started	Status

Review Type	Review Date	Reviewer	Started	Status
ZONING	2014-08-26	MARIE LANGHORNE	Y	Approved

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Similar Case History

Group: 2003-DR-176

VC 2003-DR-176

STAFF REPORT

APPLICANT:	DAVID MITCHELL & JENNIFER MITCHELL
STATUS:	APPLICATION APPROVED
STATUS/DECISION DTE:	04/07/2004
ZONING DISTRICT:	R-1
DESCRIPTION:	TO PERMIT A FENCE GREATER THAN 4.0 FEET IN HEIGHT IN THE FRONT YARD OF A CORNER LOT
LOCATION:	6565 GEORGETOWN PIKE
TAX MAP #S:	
0214 01 0021A	

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards for All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-923 *Provisions for Increase in Fence and/or Wall Height in Any Front Yard*

The BZA may approve a special permit to allow an increase in fence and/or wall height in any front yard subject to all of the following:

1. The maximum fence and/or wall height shall not exceed six (6) feet and such fence and/or wall shall not be eligible for an increase in fence and/or wall height pursuant to Par. 3I of Sect. 10-104.
2. The fence and/or wall shall meet the sight distance requirements contained in Sect. 2-505.
3. The BZA shall determine that the proposed fence and/or wall height increase is warranted based upon such factors to include, but not limited to, the orientation and location of the principal structure on the lot, the orientation and location of nearby off-site structures, topography of the lot, presence of multiple front yards, and concerns related to safety and/or noise.
4. The BZA shall determine that the proposed fence and/or wall height increase will be in character with the existing on-site development and will be harmonious with the surrounding off-site uses and structures in terms of location, height, bulk, scale and any historic designations.
5. The BZA shall determine that the proposed fence and/or wall height increase shall not adversely impact the use and/or enjoyment of other properties in the immediate vicinity.
6. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including but not limited to imposition of landscaping or fence and/or wall design requirements.
7. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.

- B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension and height of any building or structure, to include existing or proposed fences and/or walls.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of a well and/or septic field.
 - I. If applicable, existing gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
8. Architectural depictions of the proposed fence and/or wall to include height, building materials and any associated landscaping shall be provided.